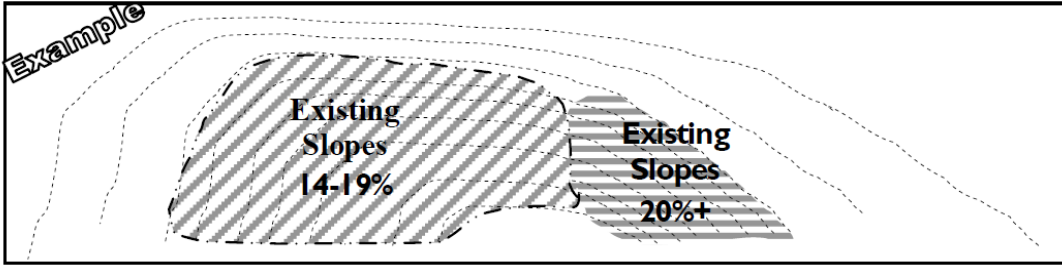


PRE-APPLICATION CONFERENCE SITE PLAN CHECKLIST

A. General Information

1	Date	
2	Site Location / Vicinity Map	
3	North Arrow and graphic scale	
4	Corporate limits (if within ½ mile of site)	
5	Tax map, group, and parcel number(s) of site	
6	Name of Proposed development (Subdivision Name, Plan Type, Section, Revision, Lot Number, [Common Name])	

B. Existing Conditions Plan

7	Existing topography showing vertical intervals at ten (10) feet	
8	<p>Natural or man-made slopes of 14% to 19.99%. Existing natural slopes ranging between fourteen (14) and nineteen (19) percent, and slopes twenty (20) percent or greater, shall be graphically indicated and labeled.</p> 	
9	Zoning, Zoning Overlays (including Character Area Overlay), and Development Standard Designations	
10	Watercourses, water bodies, conveyances, and springs	
11	Acreage of the site	
12	Floodway Fringe Overlay (FFO) Zoning Boundary, Floodway (FW) Overlay Zoning Boundary, 100-year floodplain, wetlands, and drainage basin where the site is located.	
13	Most-recent aerial photo (or comparable document) depicting existing tree canopy cover and percent of site under existing tree cover.	
14	Parcel boundaries of all parcels adjacent to the site and within 500' of site shall be shown with United States Geological Survey contours.	
15	Planned road network within 1,500' of site (as indicated on the Franklin Major Thoroughfare Plan).	
16	Location and description of all existing man-made structures and site features (including utilities) both above and below ground	
17	Railroad infrastructure and rights-of-way	
18	All easements with dimensions and designation as to type	
19	All historic properties within 500' of site	

C. Development Plan

20	Length of project boundaries	
21	Total acreage of the site	
22	Total proposed density	
23	Number of residential units by use type	
24	Amount of nonresidential square footage by use type	
25	Proposed setbacks	
26	Minimum and maximum required parking calculations	
27	Location of buildings, parking and loading areas	

PRE-APPLICATION CONFERENCE SITE PLAN CHECKLIST

28	Traffic/pedestrian circulation system, including ingress/egress locations, sidewalk and ramp locations, connectivity index, etc.	
29	Proposed connections to existing and proposed streets located outside the development	
30	Location of required open space areas, including minimum open space and buffers	
31	Transitional features (See Subsection 5.3.4 of the Zoning Ordinance.) and design elements along PUD perimeter proposed to maintain compatibility with surrounding development as required	
32	Proposed park land dedication, if required	
33	Preliminary building elevations and proposed building materials	
34	Square footage and height of all proposed buildings	
35	General location of existing and proposed utilities	
36	Existing and proposed easements	
37	Retaining walls, with estimated heights, and exterior material	
38	Preliminary stormwater management plan with detention and water quality	
39	Tree protection area(s) and location of all specimen trees and limits of disturbance	
40	Conceptual drainage and grading with existing and proposed topographic elevations at a 2' minimum	
41	All streams, Wet Weather Conveyances, Floodway and Floodplain, buffers, and restricted hillsides	
42	General landscaping	
43	Refuse/dumpster location	
44	Location of 2 closest fire hydrants and Auto-trun for Tower 2 fire truck entering and circulating site	
45	Building occupancy and construction type	